

City Council  
Atlanta, Georgia

**08-O-0100**

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-125**  
Date Filed: 12-28-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

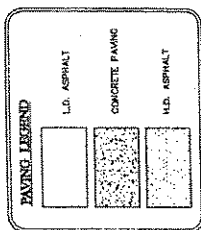
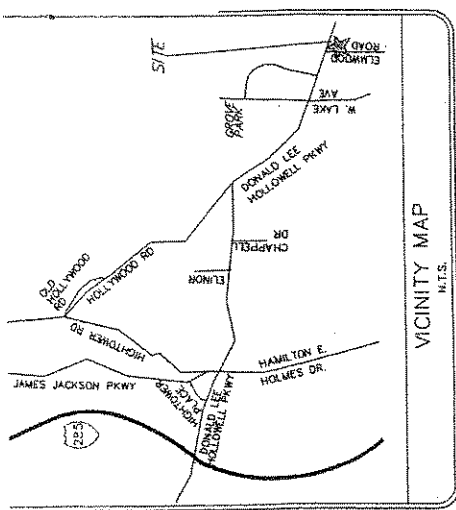
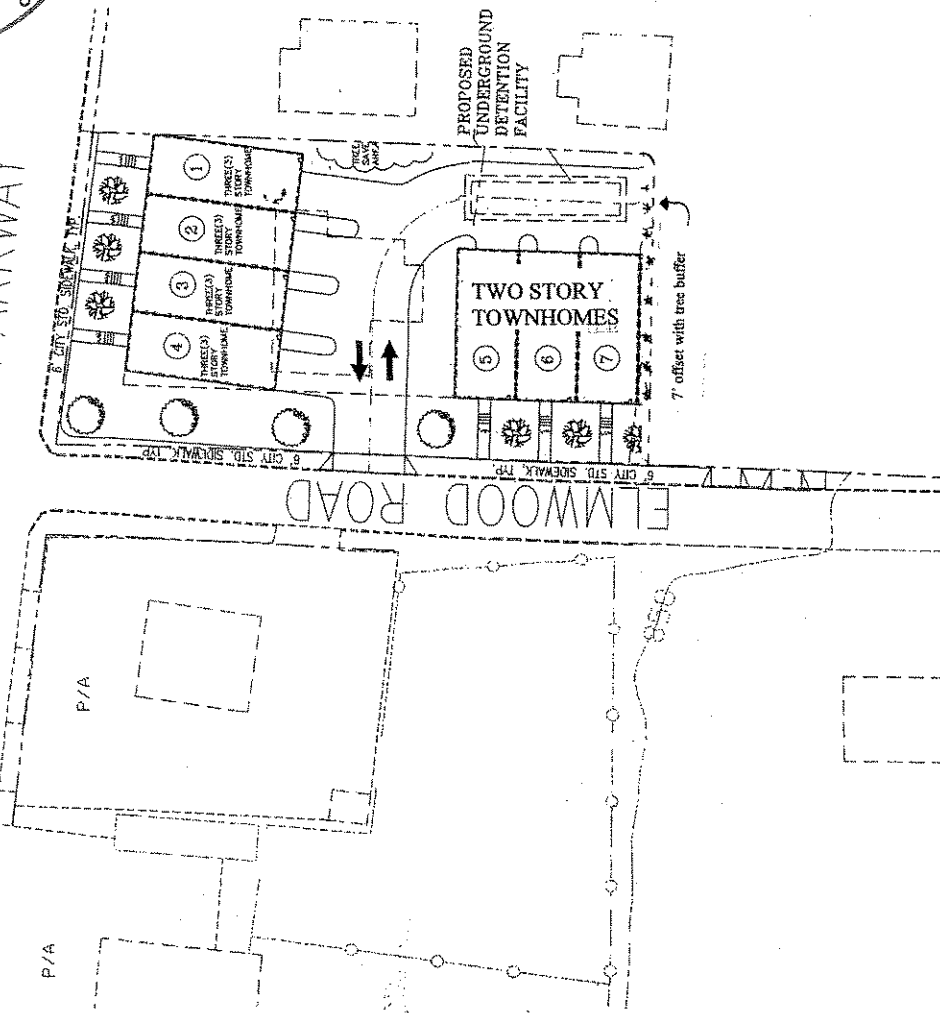
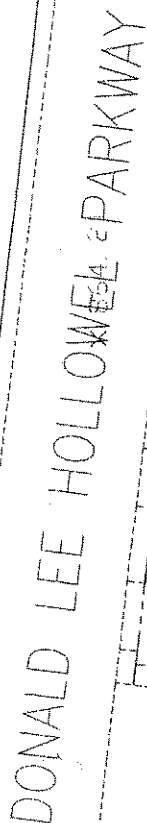
SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1540 Donald Lee Hollowell Parkway, N.W** be changed from R-4 (Single family Residential) District to the MR3-C (Multi- Family Residential -Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 146 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



LDT COVERAGE CALCULATIONS	
LDT SOFT	19,950 SQFT
50% OF LDT	9,975 SQFT
HOUSE SOFT	1,100 SQFT (ECH.TOWNHOME)
PARK PAD	325.3 SQ FT
PARKING REQ	93 SPACES PER DWELLING UNIT(7)
PARKING	=6.51 =7 PARKING SPACES
PROVIDED	7 GARAGE+7 SURFACE=14 PARKING SPACES
PROPOSED ZONING: FROM R-4 TO MR. 3	
GROSS LAND AREA(GLA)= 23,086	
TOSP=GLA-TOTAL BUILDING FOOTPRINT AREA/GLA	
TOTAL OPEN SPACE REQ	=0.68
TOTAL OPEN SPACE PROVIDED(TOSP)	=0.66
TOSP=GLA-FOOTPRINT AREA-PARKING&DRIVE/GLA	
USABLE OPEN SPACE REQ	=0.40
USABLE OPEN SPACE PROVIDED(UDOSP)	=0.306

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SITE PLAN FOR:  
1540 DONALD LEE HOLLOWELL PKWY  
FOR  
WAYNE DUGGETT

**ENGINEER:**  
KEVIN S. EDWARDS PE

351 OAKMONT DRIVE  
STONE MTN., GA 30083  
Tel. 678-435-0221

THE UNIVERSITY OF CHICAGO